

Summary of Actions

Riverdale Park Mixed-Use Town Center Design Review Committee

January 3, 2108

APPROVED FEBRUARY 7, 2018

The Riverdale Park Mixed-Use Town Center (RP M-U-TC) Design Review Committee held its regularly scheduled hearing on January 3, 2018 in the Riverdale Park Town Hall, Town Council Chambers, 5008 Queensbury Road, Riverdale Park, MD 20737.

A. CALL TO ORDER

Chair Thompson called the meeting to order at 7:48 p.m.

Committee Members Present: Chair Alan K. Thompson, Melissa Anderson, Michael Arnold, Jeffrey Yorke

Committee Members Absent: Marsha Dixon (on speakerphone)

Staff Present: **M-NCPPC**
Daniel Sams, Riverdale Park M-U-TC Staff Liaison

Town of Riverdale Park
Jonathan Green, Inspector

Mr. Sams asked if Ms. Dixon would be voting on motions. Chair Thompson answer was equivocal. [Because neither Prince George's County nor M-NCPPC has an official policy for telephone voting, Ms. Dixon's votes are not recorded in this summary.]

B. APPROVAL OF AGENDA

Chair Thompson asked for a motion to approve the agenda. Mr. Arnold moved to approve the agenda, adding a preapplication conference for FedEx Office store signage at Riverdale Park Station as Item E.2. Mr. Yorke seconded the motion. The motion passed in a vote of 3-0-1 (Chair Thompson abstaining).

C. APPROVAL OF MINUTES

Chair Thompson asked for a motion to approve the meeting summary of December 6, 2017. Mr. Yorke moved to approve the meeting summary as submitted. Mr. Arnold seconded the motion. The motion passed in a vote of 3-0-1 (Chair Thompson abstaining).

D. OLD BUSINESS

1. **MOD Pizza, 4401 Woodberry Street** – Nina Moazzami – Move previously approved rear wall sign to top of rear wall.

Applicant: Ms. Moazzami, representing Econo Sign, Inc., was not present.

Committee Members: There was a discussion of the application, which had been deferred for 30 days.

Staff: Mr. Sams clarified that the application was the same as that submitted in December, and that the applicant had been notified by staff that amending the application to move the sign to the right (south) would bring the application into conformance with the Development Plan for the Cafritz Property. He noted that this is because the approved Detailed Site Plan for the project (DSP-13009) included a drawing (2-A300-S) delineating specific signable areas for this building and others at Riverdale Park Station. [The drawing had been provided to committee members electronically in December.] The applicant indicated the application would be amended, but since it had not yet been resubmitted and no one representing the application was present, there was no new submittal for the committee to consider.

Mr. Arnold asked if the drawing in the DSP superseded the Development District Standards.

Mr. Sams stated that the drawing was meant to work in tandem with the Standards, not supersede them, but that if, in considering a proposed sign location, the committee found that it did not appear to conform to the Standards, yet was proposed for a signable area in the DSP drawing, the committee should conclude that the sign location conformed to the Development Plan. Because M-NCPPC's Development Review Division had clarified that the signable areas on the drawing were meant to be considered "storefronts," the committee should also conclude that the sign location met Signage Standard 7. [Signage Standard 7 states that signs should be located above a storefront or adjacent to a door.]

Ms. Anderson asked where, exactly, each signable area began and ended. It was difficult to tell because the scale of the drawing was small.

Mr. Arnold stated that he believed the signable areas in the DSP drawing should be considered to be guidelines.

Chair Thompson stated that he believed in this instance as long as the sign was located over the right (south) three-and-one-half windows it conforms to the Development Plan. He added that the point of the DSP drawing is that these are signable areas that are appropriate for signs, not that a sign must be installed in every area.

Mr. Arnold moved to recommend disapproval of the application based on lack of conformance to the Development Plan and approved DSP-13009, Drawing 2-A300-S and

that it conflicted with Signage Standard 7. Mr. Yorke seconded the motion. Ms. Anderson asked what would happen next. Chair Thompson stated that the applicant can reapply. The motion passed in a vote of 3-0-1 (Chair Thompson abstaining).

2. **District Taco, 6710 45th Street** – Frank Cavanagh – Install one sign on the back of the building.

Applicant: Mr. Cavanagh, representing ARK Signs, stated that he had examined approved DSP-13009, Drawing 2-A300-S and concluded that the sign could not be installed where it had been proposed and meet the Development Plan.

Mr. Arnold asked if the signable areas in the drawing were intended to be restricted for signs indicating the businesses directly below.

Mr. Sams stated that this was not a requirement.

Mr. Cavanagh asked if the committee believed he should resubmit the application next month, proposing the sign for one of the signable areas.

Chair Thompson said yes, and added that the committee had to act on the previous application tonight because it had been deferred for 30 days.

Ms. Anderson moved to recommend disapproval of the application based on lack of conformance to the Development Plan and the approved DSP-13009, Drawing 2-A300-S and that it conflicted with Signage Standard 7. Mr. Yorke seconded the motion. The motion passed in a vote of 3-0-1 (Chair Thompson abstaining).

E. NEW BUSINESS

1. **Preapplication Conference, 5731 Baltimore Avenue** – Jessica Liang and Andy Tu – Renovate existing automobile service garage for use as a café or similar business.

Applicant: Ms. Liang, representing CFT Building and Design, LLC presented the proposed application. She stated that the owner wanted to fix the sidewalk curb and install windows in the garage opening and that these items had already been completed [without committee review or approval]. She discussed her plans for the interior.

Staff: Mr. Sams stated that the application was both submitted too late and lacked sufficient information for generation of an M-NCPPC conformance determination.

Committee Members: The committee reviewed the floor plans and asked if certain interior walls would be retained or eliminated. Chair Thompson reminded them that they need to focus on the exterior program.

Ms. Liang displayed her choices for the exterior stucco colors.

Mr. Arnold reminded the applicant that the installation of synthetic stucco (EIFS) was not permitted by the Development Plan. The committee discussed the parking and screening requirements.

Mr. Arnold stated that his concern with the proposed site improvements was the Baltimore Avenue streetscape, noting that a great deal of effort had gone into making sure the surrounding redeveloped properties had a complex, engaging streetscape that was pedestrian-oriented, and that retaining the large parking lot around the garage structure would diminish those efforts.

The applicant agreed to reformulate the application and submit it for the February 7, 2018 meeting.

2. Preapplication Conference, FedEx Office, Building One, Riverdale Park Station
Benston Andrew – Install several signs on building and in parking lot.

Applicant: Mr. Andrew, representing VetsCreations, presented the application.

Staff: Mr. Sams stated that the application was submitted too late for generation of an M-NCPPC conformance determination.

Committee Members: A discussion ensued regarding the sign design and fabrication, the number of proposed signs, and the signable areas for Building One as designated in the DSP. The applicant was informed that the signs as proposed would probably not be approved because they were internally lighted and that internally lighted signs were prohibited by the Development Plan in most instances. Mr. Benston was given a copy of the drawing and agreed to reformulate the application and submit for the February 7, 2018 meeting.

F. ADMINISTRATIVE BUSINESS

There was no administrative business.

Nina Moazzami, representing Econo Sign, Inc. for MOD Pizza, arrived.

Ms. Anderson moved to reconsider previously identified Item D.1, MOD Pizza, for which the committee had previously approved a motion. Mr. Yorke seconded the motion. The motion passed in a vote of 3-0-1 (Chair Thompson abstaining).

G. OLD BUSINESS

1. MOD Pizza, 4401 Woodberry Street – Nina Moazzami – Move previously approved rear wall sign to top of rear wall.

Applicant: Ms. Moazzami brought six copies of a new drawing showing the proposed sign located to the right (south) above the second-floor windows. She stated that, based on the guidance of M-NCPPC staff, the drawing had been amended to conform to the Development Plan.

Committee Members: There was a discussion of the application and the signable areas shown on DSP-13009, Drawing 2-A300-S. The discussion centered on whether the drawings were scaled and if precise, measurable signable areas could be determined.

Chair Thompson declared a five-minute recess to search for large copies of the original DSP that were on file in the town hall.

When the meeting resumed, the committee examined the drawings and concluded, that while indeed larger and scaled, the orange-colored signable areas were not themselves assigned a precise dimension. The committee wondered that, in approving the application, they should condition it upon the sign being moved further to the left (north) to better fit within what appeared to be the correct signable area.

Ms. Anderson stated that she believed the orange-colored areas were included to clarify the intent of the Development Standards.

Chair Thompson declared a second five-minute recess to confer with Mr. Arnold.

When the meeting resumed, Chair Thompson stated that the committee could either approve the application based on the newly submitted drawing, deny it or approve it with conditions.

Mr. Yorke moved to approve the application with the condition that the sign be moved so that it was centered above the center window. In discussing the motion the committee stated their concern that a future second-floor tenant would not be left with a suitable storefront signable area if the MOD Pizza sign was centered. No one seconded the motion and the motion failed.

Ms. Anderson moved to approve the application as submitted with the finding that the drawing presented tonight as conforming to the Development Plan and the approved DSP-13009, Drawing 2-A300-S. Mr. Yorke seconded the motion. The motion passed in a vote of 2-0-2 (Chair Thompson and Mr. Arnold abstaining).

H. ADJOURNMENT

There being no further business Mr. Yorke moved to adjourn the meeting at 10:03 p.m. Ms. Anderson seconded the motion. The motion passed in a vote of 2-0-2 (Chair Thompson and Mr. Arnold abstaining).

Submitted by Daniel Sams, M-NCPPC Staff Liaison